



Lunt Road, Liverpool, Merseyside, L29 7WA

Price: £499,950






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Lunt Road, Sefton, Liverpool, Merseyside, L29 7WA



2 Bedrooms



1 Bathroom



Generous Plot

-
- Grade-II listed country cottage full of character and charm.
 - Set within a desirable rural area with panoramic countryside views.
 - Lounge, dining room and modern kitchen.
 - Generously sized double bedrooms with scenic outlooks.
 - Detached outbuildings and ample off-road parking.
 - Rural setting with convenient access to local amenities, schools and transport links.



Set on the outskirts of the idyllic village of Lunt and occupying a substantial plot, this delightful Grade II listed cottage offers an exceptional opportunity to acquire a home of charm and distinction. Commanding breath taking countryside views to both sides, the property is well located for transport links to Liverpool and beyond, with easy access to Switch Island with the M57 and M58 motorways.

Steeped in character, the interior blends timeless period features with comfortable modern living. The ground floor reveals a welcoming entrance porch leading into an elegant dining room boasting contrasting features to include exposed wood beams, spot-lighting and tiled floor. A cosy living room is found off the dining room which again boasts exposed ceiling beams, spot lighting and a tiled floor.



The well-appointed kitchen offers a range of modern wall and base mounted units with contrasting worktop over. There are integrated appliances to include an oven, grill and integrated hob.

The family bathroom completes the ground floor accommodation offering a fully tiled three-piece suite to include WC, pedestal sink and an L-shaped bath with mixer shower over.



To the first floor can be found two well proportioned double bedrooms, each enjoying delightful outlooks across the surrounding countryside. Both bedrooms feature grey carpet, spot lighting overhead and there is a feature cast iron fireplace to the principal bedroom.

Externally, the setting is nothing short of exceptional, with the property sitting centrally within a large plot boasting significant road frontage. From the road, wooden gates open to a large courtyard providing parking for multiple vehicles. To the east of the property can be found a further courtyard area flanked by two useful outbuildings which are currently utilised as a commercial kennels by our vendors.



Beyond this, the property borders the locally renowned and historically significant 'St Helens Well' which was traditionally used by villagers and pilgrims for its magical medicinal and healing powers!

Despite its delightful rural setting, the property is superbly positioned to be within easy reach of local amenities, restaurants, highly regarded schools and excellent transport connections—delivering the perfect balance of countryside living and accessibility.

General Remarks

Services: The property has the benefit of mains water, gas and electricity. Heating is by way of an electric heating system.

Parking allocated and number of spaces : Driveway parking for multiple vehicles.

Construction Type : Brick under slate.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is Grade-II listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor/variable in home signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Sefton Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : dome.issued.stowing

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

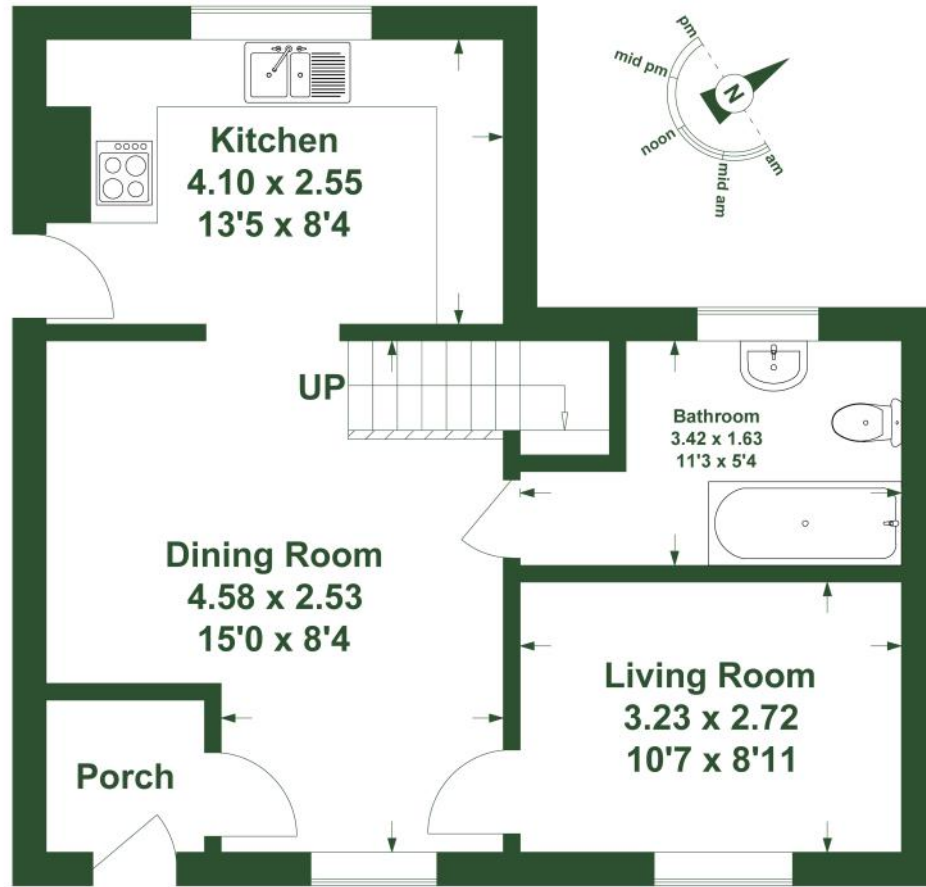
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

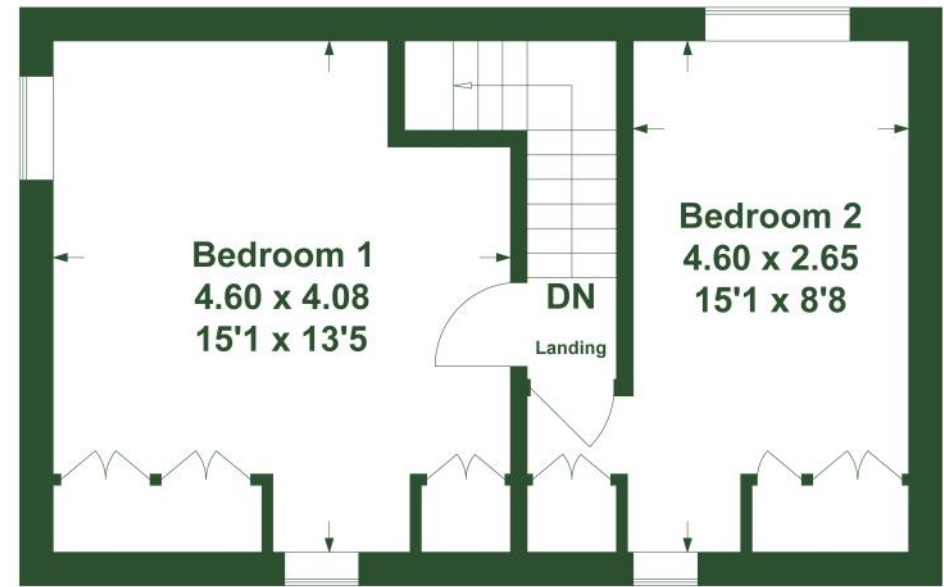


Approximate Gross Internal Area : 81.31 sq m / 875 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 30 F | |
| 1-20 | G | | |



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